

ABOUT GROWTH

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Providing financial and technical resources to build livable and sustainable communities

Growth management 2002 Update basics: Ways to approach your review

By Alan D. Copsey
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By September 1, 2002, and every five years thereafter, each county and city is required to review and, if needed, revise its comprehensive plan and development regulations to ensure they are complying with the Growth Management Act (GMA) [RCW 36.70A.130(1)].

The objective of this requirement is to ensure counties and cities routinely update their plans and regulations to comply with changes in the GMA, to better integrate other land use and environmental laws, and to account for changes in information and circumstances.

All counties and cities in Washington are bound by this requirement.

“Fully planning” counties and cities (those subject to the full set of planning requirements under the GMA) must review their entire comprehensive plans and all implementing development regulations to determine whether they are complying with the GMA.

“Partially planning” cities and counties (those protecting critical areas and designating

natural resource lands only) must review their regulations that designate and protect critical areas and that designate natural resource lands.

Although the review of the “need” for revisions can be done administratively by a county or city, the final local determination of need and the adoption of revisions must be done through action by the legislative body.

Appropriate opportunities for public participation must accompany the review for need and the drafting and adoption of revisions.

All needed revisions to comprehensive plans and development regulations must be adopted by September 1, 2002.

If a county or city takes no legislative action to review and revise its plan or regulations, it is subject to challenge under RCW 36.70A.280(1) alleging a failure to act. A “failure to act” claim may be filed at any time; the 60-day limit in RCW 36.70A.290(2) does not apply. A county or city may avoid a failure to act claim by adopting a resolution stating it has reviewed its plan and/or regulations and found they are complying with the GMA. To withstand review by a growth management

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Communities are considering many issues during their GMA 2002 Updates, including how to provide compact, urban development in their downtowns.

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ABOUT GROWTH

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Guidance available on 2002 Update



By Ike Nwankwo
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 Growth Management Services, OCD

By now, most local governments have begun work on their GMA 2002 Update.

It's not an easy task, but it does offer opportunities to local governments to review their plans and regulations comprehensively to ensure that their visions and objectives are being achieved consistent with GMA goals and in compliance with GMA requirements. Through the review and evaluation process, they can revisit their plans and regulations and decide if revisions are needed.

The Growth Management Services staff appreciates the difficulties and challenges many local governments face in meeting the fast approaching deadline of September 1, 2002. As most of you know, during the 2001 legislative session, the Office of Community Development (OCD), with support from other agencies, unsuccessfully pushed for the extension of this deadline. This year, OCD will again support a deadline extension bill. However, because passage of any bill is uncertain, it is recommended that local governments proceed as if there will be no deadline extension.

OCD has prepared technical assistance bulletins and other materials on the 2002 Update to assist local governments. They include:

- Technical Bulletin 1.1 explains 2002 Update requirement for jurisdictions planning only for critical areas and natural resource lands.
- Technical Bulletin 1.2 focuses on 2002 Update requirement for local governments with a full set of GMA requirements.
- Technical Bulletin 1.3 discusses options for using population data in the updates for fully planning jurisdictions.
- "Statutory Deadlines" lists planning deadlines.
- "2002 Update Issues to Consider" offers practical questions to consider.
- A summary of GMA amendments since 1995.
- A comprehensive plan checklist for comparing a plan with GMA requirements.

- A development regulations checklist for comparing regulations with GMA requirements.

If you have not received these items, please contact our office at 360-725-3000 or go to our Web site, www.oecd.wa.gov/growth. OCD regional planners can provide assistance on 2002 Update work as well. Articles in this newsletter also provide information.

I recommend that you pay special attention to the "GMA 2002 Update Basics" article by Alan Copsey on page 1. This article stresses the importance of public participation in the review and evaluation process and of passing a resolution establishing a schedule of completion for 2002 Update work, if a jurisdiction is unable to meet the September 1, 2002, deadline.

OCD will be publishing model critical area ordinances this spring. These ordinances can be used to replace outdated ones, especially in smaller jurisdictions. Their focus is to provide scientifically credible classification approaches and development standards necessary in protecting critical areas functions and values.

In addition to 2002 Update workshops that were offered in the fall, OCD will be offering regional workshops later in the spring about these model ordinances to explain how they could be modified to fit local circumstances or needs.

Options for using population forecasts in GMA Updates

For many jurisdictions, the upcoming GMA requirements present complex timing challenges. One of the challenges is how to use population data in meeting the deadlines ahead.

Two key deadlines are coming up for all counties and cities fully planning under the GMA:

- 2002 GMA Update – By September 1, 2002, and every five years thereafter, counties and cities must review and revise their plans and regulations. RCW 36.70A.130(1)
- Urban Growth Area Review – At least every ten years, jurisdictions must review urban growth areas, including densities, and make changes, if needed. RCW 36.70A.130(3)

These two deadlines are not necessarily concurrent. While the GMA Update deadline clearly applies to all jurisdictions, the Urban Growth Area Review deadline appears to be triggered by the initial adoption of a comprehensive plan under the GMA and is to take effect ten years after the comprehensive plan adoption. For example, if a county adopted a comprehensive plan in 1995, its deadline to make any necessary adjustments to urban growth areas (UGAs) and densities to reflect projected urban growth is 2005. While combining the GMA Update and Urban Growth Area Review processes may not be required, it may make sense and be more efficient for some jurisdictions.

Local comprehensive plans must be based on the Office of Financial Management (OFM) population forecasts. The last time

Community applauds attractive compact urban development

By Leonard Bauer

Director of Community Development and Parks, City of Sumner

As part of the GMA 2002 Update process, some communities will be considering how to accommodate additional urban growth within their current boundaries. This decision can be controversial, because current residents often think their established neighborhoods will be harmed by infill growth. The City of Sumner, however, has found that the community welcomes compact growth, if it is planned and designed to fit the traditional growth pattern.

A small city of 8,600 in Eastern Pierce County, Sumner developed more than 100 years ago as a town center for the surrounding agricultural area.

Sumner's growth pattern was typical for a small community – retail storefronts, some with second-floor living units, occupied entire lots along Main Street and were surrounded by neighborhoods of small-lot, traditional-style homes. Many of these homes had porches for sitting and visiting with neighbors walking by on the sidewalk. Garages were generally built in the rear, with access from an alley.

Over the years, Sumner grew at a slow rate. The traditional development pattern was still dominant when Sumner began its initial comprehensive planning process under GMA in the early 1990s.

Sumner's first step in comprehensive planning was to invite the entire community to define its most important values. The people-friendliness of the traditional development pattern ranked highly. Most residents thought the way Sumner was designed and built was important to its livability and strong community feel.

These values were incorporated into the comprehensive plan through a series of visual preference surveys and more than 100 public workshops and meetings. The community realized that the GMA provided an opportunity to define in detail how future development was to occur in Sumner. While the growth occurring throughout the Puget Sound region would undoubtedly affect Sumner, community leaders recognized that keeping the character of the community was possible by carefully regulating the pattern of new growth.

The *Sumner Comprehensive Plan* includes a vision statement that commits to planning for new growth that maintains community character. Most new residential development is expected to occur through infill in the existing residential areas. Residential growth will also occur as part of mixed-use developments

(development of a tract land with two or more uses). Specific design elements are emphasized, such as a grid street pattern, alley access to a majority of garages, a diversity of housing types, and porches on most houses. The economic base of the community is envisioned to be a future industrial area that occupies the majority of the city's remaining urban growth area. Commercial development is to be directed toward Main Street to protect the downtown business district.

Sumner has carried out its vision by paying particular attention to design detail in its comprehensive plan and development regulations. A unique element of the comprehensive plan addresses community character. This element defines specific neighborhoods and the character of development to be allowed in each neighborhood. For example, in the central business district,

buildings are to be located at the edge of the sidewalk with parking to the rear to retain the traditional "Main Street" appeal. The city owns and maintains several parking lots behind Main Street businesses and few downtown land uses are required to provide on-site parking.

Sumner uses two important techniques in its development regulations to achieve its vision – detailed design guidelines and an alternative standard for residential subdivisions called the traditional neighborhood design option.

Sumner's Design and Development Guidelines are

adopted by reference in its zoning code. They contain a separate section for each zoning district organized into the following topic areas: an intent statement, site design and parking, building design, streetscape design, and landscape design. Within each topic area are a series of requirements that can be met using several optional design techniques. The design guidelines apply to most types of development in Sumner, including industrial and some single-family residential development. Together with the comprehensive plan, the guidelines provide a clear, detailed picture to prospective developers of the type of design that will be acceptable in Sumner.

The traditional neighborhood design option for residential subdivisions is popular with developers and community members. Found in the zoning code, it provides specific standards requiring houses with porches facing the street and garages in the rear. It includes decreased minimum lot sizes and reduced setbacks, as incentives for developers.

Street standards also provide a narrow street option. The result has been new single-family residential developments that closely match the traditional neighborhoods in Sumner in appearance and function.



New development in Sumner closely matches established neighborhoods.

PHOTO/COURTESY OF THE CITY OF SUMNER

Cities, counties face new sex offender facilities requirements

By Elaine Taylor

Land Use Administrator for Secure Community Transition Facilities, Washington State Department of Social and Health Services

A new law passed last year requires that counties and cities identify appropriate sites for secure community transition facilities (SCTFs).

Signed into law June 26, 2001, 3ESSB 6151 (Chapter 12, Laws of 2001, E2) sets out how SCTFs are to provide a highly structured and supervised, less restrictive alternative setting for certain sexual offenders who are on court-ordered, conditional release from the McNeil Island Special Commitment Center.

The law requires each city and county fully planning under the GMA to “establish a process, or amend its existing process, for identifying and siting essential public facilities, and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities consistent with statutory requirements applicable to these facilities.”

Cities and counties not fully planning under GMA need to establish a process for siting SCTFs and adopt or amend their development regulations as necessary to enable siting these facilities.

Local governments need to complete this work by the 2002 Update deadline, September 1, 2002.

The law also requires the Department of Social and Health Services (DSHS) to work with local governments to assist in the planning process for siting SCTFs.

DSHS is developing a statewide geographic information system (GIS) that will map: (1) locations of risk potential facilities identified in the law, such as schools and day cares; (2) local law enforcement response times (where available); and (3) factors identified in the law for equitable distribution of similar facilities within a county.

DSHS will make this information and mapping available to local governments to assist in their planning process.

Here are a few suggestions for meeting the new requirements:

- Invite DSHS staff to meet with local planners to provide information on SCTFs and planning requirements.
- Make sure elected officials and planning commissioners understand what is and is not required, and why.
- Work with other jurisdictions in your county to establish or amend your county-wide planning policies or policies for siting essential public facilities. At a minimum, a coordi-

nated process would include sharing of early drafts of updated comprehensive plans and development regulations.

Two examples of coordination on this issue are: (1) Spokane County has an essential public facilities committee consisting of planners from various jurisdictions which has been meeting and (2) Yakima County has reconvened its County-wide Planning Policy Committee.

- Give careful thought to how you will handle the public participation process to prevent your comprehensive plan update and/or development regulations revision from being derailed by the controversial nature of this subject.
- Make sure that any list of essential public facilities in your comprehensive plan includes SCTFs.
- Review the guidance for dealing with facilities that are difficult to site and consider it when: (1) updating the comprehensive plan process for siting essential public facilities (WAC 365-195-340) and (2) revising your development regulations (WAC 365-195-840).
- Work with DSHS to collect and share GIS data and mapping.
- Keep track of what changes, if any, the state Legislature makes this year that could affect the siting criteria or the need to site a facility.

For more information and suggestions, call Elaine Taylor at 360-902-8184.

Options for using population forecasts in GMA Updates

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OFM issued its 20-year forecast in 1995 and a new 20-year population forecast was released in January 2002. The period between January 2002 and the September 1, 2002, deadline spans only a few months. This may not be long enough for: (a) a county to consult with its cities and allocate population growth among the various jurisdictions; (b) each jurisdiction to analyze its new population allocation and propose any needed changes to its comprehensive plan; and (c) each jurisdiction proposing plan or regulation changes to provide public involvement before adopting such changes.

Once counties and cities change the population projections in their comprehensive plans, it is not just urban growth areas and densities within them they may have to change. New population data may drive other possible adjustments to plans for transportation, water, sewer, and parks, for example.

Since the 2002 requirement for updating GMA plans and regulations is based on an earlier deadline than the requirement for incorporating new population figures from OFM, local governments have discretion to decide whether to omit the new OFM population data (and decisions that would be driven by it) from the 2002 Update process.

Local governments have three basic options for using population forecasts in their 2002 Update processes. They may choose the one that is most suitable for their situation, depending on how the jurisdictions are approaching the 2002 Update process and how much the population projections for a county have changed. Some variations may be possible for each of the basic options listed below.

- Continue with existing county-wide population projections and evaluate UGAs and other functional plans by the ten-year anniversary date of the adoption of their comprehensive plan.
- Use the new OFM county-wide population forecasts. This will trigger an evaluation of UGAs.
- Develop the county's own population projections and reallocate county population based on these projections. Generally, collaboration with OFM can result in consistent forecasts. OFM's population figures and the county's must be consistent, unless the county appeals the numbers to a growth management hearings board.

(This is an excerpt from OCD's Technical Bulletin 1.3. The entire bulletin can be obtained from OCD's Web site, www.ocd.wa.gov/growth, by e-mail to charlesb@cted.wa.gov, or by calling 360-725-3000.)

Updating critical areas ordinances

By Chris Parsons, AICP

Senior Planner, Growth Management Services, OCD

The suggested approach for updating critical areas regulations includes an initial evaluation of any existing ordinances or programs that effect critical areas.

The evaluation should include a review of the designation criteria being used by a local government when determining where on the landscape the critical area occurs, what ecological functions are provided by the critical area, and what land uses may impact its proper function.

Questions to consider include:

- How is the critical area classified and delineated?
- Has the regulation been effective in protecting the critical area from development impacts?
- Is there new scientific information that should be included in protecting a critical area's function or value?
- Have endangered species listings occurred that need to be evaluated and addressed during this update?
- What efforts have been made in conserving and enhancing anadromous fisheries?
- How are variances to regulations being decided?
- Do variances from development regulations include a reference to good scientific information necessary to maintain or enhance the ecological functions?

Once the evaluation is completed, a report summarizing topic areas that need to be updated should be developed. It will be useful in determining the schedule and focus for completing ordinance revisions.

In 1995 the GMA was amended to require that the best available science (BAS) be included when designating and protecting a critical area's function and value. The act also requires that special consideration be given to the preservation or enhancement of anadromous fisheries.

In August 2000 OCD adopted guidance on how to identify and include citations to BAS in the legal record. The BAS rule, WAC 365-195-900 through



The GMA 2002 Update offers the opportunity for local governments to review their critical areas ordinances.

OCD PHOTO/RITA R. ROBISON

925, provides answers to questions such as "What is best available science?" "Where do you find it?" "What does it mean to include it?" "What is the special consideration that must be given to anadromous fisheries?"

OCD recently completed updating its research on citations to BAS. After consulting with state natural resource agencies, local governments, tribes, and universities, a comprehensive annotated bibliography of recommended sources to BAS is being published. The report, *Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas*, will be available on OCD's Web site at www.ocd.wa.gov/growth soon.

To assist local governments with the review and revision of critical areas ordinances, OCD will be publishing recommended model ordinances in March. Regional workshops will be offered in April, with state natural resource agency representatives available to answer questions on how to manage land use decisions near critical areas.

Critical areas are an important part of growth management planning. The GMA identified the designation and protection of critical areas as one of five mandates more than ten years ago. Other mandates relate to urban growth, public facilities,

affordable housing, and natural resource lands.

The GMA established timelines for fulfilling these mandates, with the designation and protection of critical areas being the first step. There were two reasons for this: to exclude critical areas from urban growth area designation to the extent possible and to prevent irreversible environmental harm while comprehensive plans and development regulations were prepared.

Research by Growth Management Services of adopted critical areas ordinances in 1999 revealed that most jurisdictions had adopted ordinances or policies consistent with agency minimum guidelines (WAC 365-190). However, few had updated them with citations to BAS. Many of the ordinances were adopted as interim measures. After final comprehensive plan adoption, local government should review and amend, if necessary, critical areas ordinances to ensure consistency with adopted policies and other regulations.

For more information, contact Chris Parsons at 360-725-3058.

Taking a look at concurrency as part of 2002 Update

By David Andersen

Senior Planner, Growth Management Services, OCD

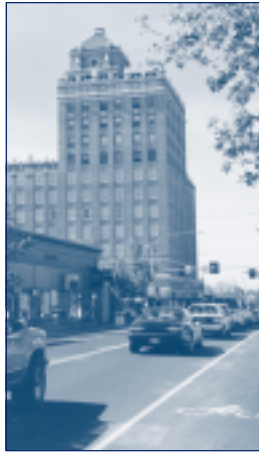
During the 2002 review process, many jurisdictions will be looking at their infrastructure level of service (LOS) standards and concurrency management systems.

Under GMA, communities establish LOS to define their expectations about the quality of infrastructure in their communities. Concurrency integrates this set of expectations with the Land Use Element, development regulations, capital facilities planning, and fiscal capacity analysis. Cities and counties planning under GMA have used the flexibility in the act to experiment with a variety of innovations to their concurrency systems. Local review of concurrency regulations is focusing on updating current Transportation and Land Use elements and carrying out innovations.

Two areas where the greatest innovation has occurred are in measuring LOS and in providing remedies to a LOS failure. Measurement systems for concurrency vary greatly in terms of their structure and complexity. Different methods include using a volume to capacity ratio or operational analysis of key intersections. Other approaches used include zone averages (used in Seattle) and travel time along a corridor (used in Vancouver).

Communities take the establishment of a concurrency management system seriously. Transportation improvement projects that get built tend to be those that will address current or forecasted LOS deficiencies. Systems that measure LOS based on intersection delay will tend to call for greater emphasis on signal improvements and lanes for turning because these things most affect the performance of intersections. As a result, the type of measurement system used will, over time, greatly affect the overall capital improvement program. Thus, communities are seeking a means of measuring LOS based on a combination of factors, including transit and pedestrian LOS.

The most recent *Highway Capacity Manual* by the Institute of Transportation



Some communities will be considering the use of level of service standards for bicyclists and pedestrians as part of their GMA 2002 Update.

OCD PHOTO/RITA R. ROBISON

Engineers includes sections on techniques for establishing transit quality LOS. This information is also available at www.tcrponline.org. Several LOS measurements for pedestrians have also been developed. Although these tools add complexity to concurrency management systems, they can help to more accurately measure progress toward a community's vision for its infrastructure needs.

Some smaller communities set their LOS standards based, not on the need for more capacity, but on the physical characteristics and condition of the roadway. For areas where traffic growth is not the most important roadway problem, this approach eliminates the administrative task of taking traffic counts while providing a useful tool to guide capital investment.

Communities also use a variety of remedies for a failing LOS. Some use their concurrency management system to help finance their capital improvement program and require a proposed development to achieve concurrency by collecting fees to help pay for projects in the existing capital improvement program. Another approach is to allow development to help achieve concurrency through the use of a variety of transportation demand management measures, such as preferential vanpool parking, transit pass subsidies, facilities to promote bicycle commuting, and other methods.

Communities who are seeking to guide development into their downtown have established a subarea that is declared "built out." Roadway segments that cannot be upgraded further are then exempt from a concurrency test within that subarea.

Another approach is to create a transit supportive area that has development standards requiring transit-oriented development. Concurrency is applied differently in the area than it is applied elsewhere in the community.

The variety of approaches to the concurrency requirements of the GMA reflects the diversity of communities in the state. Each community has its own expectations, character, and concerns. These communities have tailored their concurrency management system to maintain their vision and expectations regarding public facilities.

GMA 2002 Update basics

CONTINUED FROM PAGE 1

hearings board, the resolution must be supported by materials that document the finding.¹

Any person with standing under RCW 36.70A.280(2) may challenge a local government's determination of need or any revision adopted to achieve compliance. The standing requirement likely would be waived if the county or city provided inadequate opportunity for public participation. This challenge must be filed within 60 days of publication. Review by the growth management hearings board is based on the record created by the county or city and the burden is on the challenger to demonstrate noncompliance.

A county or city that undertakes review but does not meet the September 1, 2002, deadline is vulnerable to a challenge alleging noncompliance with RCW 36.70A.130(1). This challenge could be filed any time after the missed deadline. A local government that is working actively toward compliance with RCW 36.70A.130(1) might avert a challenge by adopting a reasonable timeline for completing the required review and revisions, maintaining involvement with interested parties, and finishing the required steps as soon as possible.

¹ Following the decision in *Moore v. Whitman County*, 143 Wn.2d 96, 18 P.3d 566 (2001), challenges alleging failure to act or noncompliance with the GMA must be brought directly to superior court, rather than before a growth management hearings board.

Designating areas of more intense rural development

By Keith W. Dearborn
Dearborn & Moss PLLC

In 1997 the GMA was amended to give counties the option of defining an area where development can be allowed that is too intense to be rural and not dense or intense enough to be urban. Prior to 1997, all three growth management hearings boards had concluded that development at densities in between urban and rural was not permitted by the GMA.

A number of rural counties have already incorporated limited areas of more intense rural development (LAMIRDs) into comprehensive plans. Others may consider it as part of their 2002 GMA Update.

Begin with existing areas

Under the 1997 GMA amendments, you must begin with an existing area of commercial, industrial, residential, or mixed-use development [RCW 36.70A.070(5)(d)(i)]. Existing means in existence on July 1, 1990, (the date the GMA became effective) or the date a county began planning under the GMA. For counties with a developed GIS that has accurate use, density, and parcelization for July 1990, the initial delineation task can be relatively simple. Other counties will need to start with July 1990 aerial photos and assessors' maps.

Establish logical outer boundaries

LAMIRDs need not be limited to existing development. New development and development since 1990 may be included provided a logical outer boundary is established. The GMA sets forth four factors that must be addressed to establish logical outer boundaries. See RCW 36.70A.070(5)(d)(iv). To defend a boundary, if challenged, a detailed record is essential that explains clearly how each of these four factors is addressed for each area that is designated.

Focus on density and intensity

The 1997 amendments do not require density and uses within an existing area to be limited to those densities and uses that existed in July 1990. Focus on intensity for non-residential uses and average density for residential uses. For

example, a supermarket that is substantially larger than those that existed within an area in 1990 may be difficult to defend, unless it replaces existing uses of similar intensity. In turn, the permitted residential density should not exceed the average of existing development within the area.

Serving the rural area and rural service

The 1997 amendments make clear that a small-scale industrial area need not be designed to serve the rural area. However, commercial development should be limited to serve the existing area. However, the public facilities and services that are required to serve the LAMIRD do not have to meet the definition of rural governmental services. In other words, urban services can be provided, if they are needed to serve only the LAMIRD and do not promote development outside of the LAMIRD.

Measures to minimize and contain

LAMIRDs must be limited and contained. Specific measures, i.e., regulations, are required. Some counties have used size limits for non-residential uses successfully. Rural design standards have also been used. It is also important to make clear that boundaries for these areas are fixed permanently or can be changed for very limited and clearly established reasons.

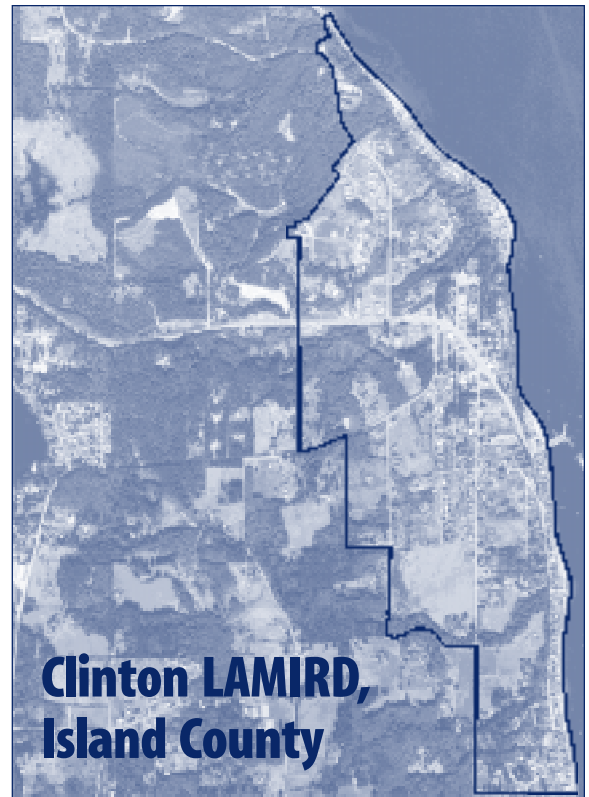
Although the 1997 amendments state that LAMIRDs are not required to meet visual compatibility standards that might otherwise apply and are exempt from the sprawl goal, measures must be in place to otherwise comply with RCW 36.70A.050(c). Again, a detailed record is essential that identifies clearly which measures apply to which area. Consider bringing the Health and Public Works departments into the designation process, making these agencies active contributors to the decision-making process. It would be hard to defend the designation of an area with chronic septic system failures and no viable plans for sewers. In turn,

permitting more intense residential development in an area with inadequate stormwater controls would also be difficult to support, if challenged.

Conclusion

The option to designate LAMIRDs allows a county to permit uses and lots that would otherwise be non-conforming. This is important because it will allow existing commercial areas to modernize to serve the needs of rural residents, allow industrial uses to modernize and grow, and allow existing residential areas to infill and develop within its logical outer boundaries at densities that match existing averages.

Prior to 1997, many counties complained that growth board decisions were



PHOTO/COURTESY OF ISLAND COUNTY

too limiting. The 1997 amendments to the Rural Element, including provisions that permit designation of LAMIRDs, were adopted to allow counties more flexibility while still safeguarding GMA planning goals. While it takes careful analysis to establish them, designation of LAMIRDs can avoid the limbo of nonconforming uses while also permitting new job opportunities and a broader range of commercial services to be available to rural residents.

Be sure to include historic properties in 2002 Update

By Greg Griffith, AICP
Deputy State Historic Preservation Officer,
Office of Archeology and Historic Preservation, OCD

The historic preservation goal of the GMA guides communities planning under the act to "Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance."

These elements include a full-fledged set of goals, policies, and objectives that chart the course for how a community intends to preserve the historic properties within its jurisdiction.

A list of preservation actions typically found in a Historic Preservation Element include:

- Initiating a process to locate historic properties and start a database.

- Identifying programs to stimulate interest and awareness of the community's heritage.

Another approach for addressing historic preservation is to include goals and policies in the Land Use Element and other elements of the comprehensive plan.

Whatever method your community uses, the entire comprehensive plan needs to be carefully reviewed to avoid goals,

policies, and objectives that could conflict with preservation efforts or result in the destruction of historic properties.

Development regulations also need to be reviewed to make sure they are consistent with comprehensive plan goals and policies on historic preservation. If the community has no design guidelines, they need to be considered. Crafting design guidelines for historic properties or neighborhoods is an important part of a community's historic preservation efforts.

In addition, planners should consult and work with a local historic preservation commission, if one exists. If your community does not have a commission, contact local historical society

members or museum staff.

Finally, it is important to consider the viewpoint of tribal authorities. Tribal members and their representatives often have strong attachments to places that have cultural value. It is highly recommended that local comprehensive plans acknowledge tribal interests and establish protocols for planning processes that respects these values.



The City of Walla Walla is a good example of a community that has used historic preservation to revitalize its downtown economy.

OCD PHOTO/RITA R. ROBISON

As communities review and assess their adopted comprehensive growth management plans for updating in 2002, many are taking a look at how their plan meets the intent of the historic preservation goal.

Since passage of the National Historic Preservation Act of 1966 and the more recent GMA, community leaders are increasingly recognizing that preservation is a dynamic tool that builds on the past to foster economic development, builds good citizenship, and enhances quality of life.

Since the GMA became law in 1990, jurisdictions around the state have taken a variety of approaches toward integration of historic preservation into local planning documents.

A sampling of adopted comprehensive plans reveals that some communities have written fully developed historic preservation elements that are incorporated as a chapter in the overall plan.

- Establishing a preservation commission to serve as a sounding board for local preservation issues.
- Investigating incentives and funding sources to stimulate the rehabilitation of historic buildings.
- Setting out goals and policies that establish the framework for design guidelines for historic properties or neighborhoods.



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